

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 3, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
John B. Kelso, Lee District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth, at the request of the applicant, MOVED TO DEFER THE PUBLIC HEARING ON SEA-80-P-135-3, PUBLIC STORAGE AND MCDONALD'S, TO A DATE CERTAIN OF DECEMBER 12, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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**FSA-D97-39-1 - AT&T WIRELESS SERVICES - 10516 Leesburg Pike**

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES TO A PREVIOUSLY APPROVED TELECOMMUNICATIONS FACILITY AT 10516 LEESBURG PIKE ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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Commissioner Wilson, to allow more time for review, MOVED THAT WE DEFER INDEFINITELY THE PUBLIC HEARING ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENT FOR THE TRAILS PLAN FOR FAIRFAX COUNTY (S99-CW-2TR.).

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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Commissioner Wilson announced that the Planning Commission would hold a workshop on Wednesday, November 14, 2001 at 7:30 p.m. in the Board Auditorium to receive input from the Transportation Advisory Commission, the Trails Committee and County Staff regarding Out-of-Turn Plan Amendment S99-CW-2TR for the Trails Plan. She pointed out that this workshop would be open to the public, but that the actual public hearing was not yet scheduled.

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Commissioner Harsel reminded the Commission that there would be a Housing Committee meeting on Wednesday, October 10, 2001 at 7:30 p.m. in the Board Conference Room.

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FSA-H00-108-1 - XM Satellite - 1977 Hunter Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE EQUIPMENT IN FSA-H00-108-1, BY XM SATELLITE, AT 1977 HUNTER MILL ROAD, BE CONSIDERED A "FEATURE SHOWN" AND CONSISTENT WITH THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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Commissioner Alcorn announced that the Development Criteria Review Committee would meet on Wednesday, October 24, 2001 at 6:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA

Secretary Harsel noted that there was only one public hearing on tonight's agenda:

1. RZ-1998-SU-013 - CHANTILLY PARK, LC  
FDP-1998-SU-013 - CHANTILLY PARK, LC

This was accepted without objection.

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RZ/FDP-1998-SU-013 - CHANTILLY PARK, LC - Appls. to rezone from R-1 & WS to PDH-20 & WS to permit residential development at a density of 19.96 du/ac & approval of the conceptual & final development plans on property located on the E. side of Centreville Rd., across from the E. terminus of Skyhawk Dr. on approx. 10.32 ac. Comp. Plan Rec: Option for residential up to 20 du/ac. Tax Map 34-4((1))9. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated November 3, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Martin commented on the surrounding land uses and noted that the Comprehensive Plan had been amended last year to add an option for multi-family residential use up to 20 dwelling units per acre. He stated that the proposal consisted of a four-story, 206 unit elevator-equipped building with each floor having direct access to the attached parking garage. He said that a clubhouse and pool would be provided and outlined the transportation improvements proposed, including the extension of Skyhawk Drive, with sidewalks on both sides, from Centreville Road to Sully Place Shopping Center in accord with the recommendations of the Comprehensive Plan and an interparcel connection to the Chantilly Green development which provided access to a signalized intersection. He noted that the landscape/streetscape design was shown on the development plan and that interior landscaping would also be provided. He pointed out that 1.75 acres of the subject property in the southwest corner would remain as undisturbed open space and that a contribution to the Housing Trust Fund would be provided. In conclusion, Mr. Martin stated that the application satisfied the applicable density criteria and had the support of the Sully District Council and County staff.

In response to questions from Commissioner Smyth, Mr. Martin stated that the warrant study for a traffic signal at Skyhawk Drive and Centreville Road would be requested immediately and that the applicant had no doubt that the study would prove the need for a signal at that intersection.

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Commissioner Smyth commented that it was important to be sure that the projected traffic generation of the subject development was accounted for in the warrant study.

Chairman Murphy called the only listed speaker and recited the rules for public testimony.

Mr. Michael Spraggs, 13751 Lowe Street, Chantilly, spoke in opposition to the applications. He expressed his concern about increased traffic and the proposed interparcel connection. He spoke about the difficulties encountered during the construction of the adjacent residential project by the same developer as the subject application.

There being no further speakers, Chairman Murphy called upon Mr. Martin for a rebuttal statement.

Mr. Martin said that he would work with Mr. Spraggs to address his specific concerns. He explained that the Virginia Department of Transportation had vetoed an additional entrance onto Centreville Drive, leaving the interparcel connection the most viable access to a signalized intersection for new development.

In response to questions from Commissioner Wilson, Mr. Martin explained that the cul-de-sac on the subject property would be permanent, but would not be closed since there was access beyond that point to an adjacent private drive. He reiterated that sidewalks would be on both sides of the Skyhawk Drive extension.

In response to a question from Commissioner Harsel, Mr. Martin confirmed that the adjacent shopping center contained Goodyear and Milwaukee Frozen Custard stores.

In response to questions from Commissioner Wilson, Mr. Martin said the exterior of the building would be a mix of pre-cast masonry, glass and a minimum of 25 percent brick.

There being no further comments or questions from the Commission and Ms. Swagler having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-SU-013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 19, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

RZ-1998-SU-013 - CHANTILLY PARK, LC  
FDP-1998-SU-013 - CHANTILLY PARK, LC

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-013, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-013 AND THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHERN PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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The meeting was adjourned at 8:56 p.m.  
Peter F. Murphy, Jr. Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: March 12, 2003

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission